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### FOR SALE / LEASE



681 Wolcott Road Wolcott, CT 06716 Attention Investors/Owner Users
17,000 +/- S/F in 2 Commercial Buildings
Multi Tenant Facility with 9 Drive-in Doors
Expandable to 19,000 +/- S/F
Sale Price: \$675,000.00
Potential Cap Rate Of 12% +

**Lease Price:** 

Building A 5,759 S/F: \$3,500 Mo. + Utilities Building B 1,200 S/F: \$1,000 + Utilities



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Private Setting on 1.38 Acres
Setback on Busy Wolcott Road
Too Many Features To list!
City Utilities
9 Drive-in Doors
Gas Heat
Separate Utilities
Plenty of Power
Large Private Parking Lot





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### **Back Building**

* Unit F 1,200 s/f	* Unit G 1,200 s/f	* Unit H 1,200 s/f Oil	* Unit I 2,400 s/f
Unit B	Unit C	Unit D	Unit E
1,200 s/f	2,400 s/f	1,200 s/f	1,200 s/f

# **Front Building**

Building A 5,759 s/f +/-Potential 2,400 +/- Pad Site

**Vacant** 

<sup>\*</sup>Floor weight - 250 pounds per s/f

#### **681 Wolcott Road** Wolcott, CT 06716

#### Income/Expense

<b>Unit</b>	Tenant	Description	Lease /	Month	Potential
Α	Front Building				\$3,000.00
	Back Building				
	Lower				
В	Wendy's Restaurant	1,200 s/f	\$	600.00	
С	Cabinet Maker	2,400 s/f	\$	1,200.00	
D	Car Detailer	1,200 s/f	\$	800.00	
E	Car Guy	1,200 s/f	\$	800.00	
	Back				
F	Limousine Business	1,200 s/f	\$	600.00	
G	Owner ( will lease back)	1,200 s/f	\$	800.00	
Н	HVAC Business	1,200 s/f	\$	650.00	
ı	Owner ( will lease back)	2,400 s/f	\$	1,500.00	

Monthly

Totals	\$ 6,950.00 \$	3,000.00	\$ 9,950.00

Annual Expens-	
es	
Taxes	\$ 14,333.00
Insurance	\$ 12,500.00
Ground Maintanace	\$ 6,000.00
Water & Sewer	\$ 2,000.00
Total Expenses	\$ 34,833.00

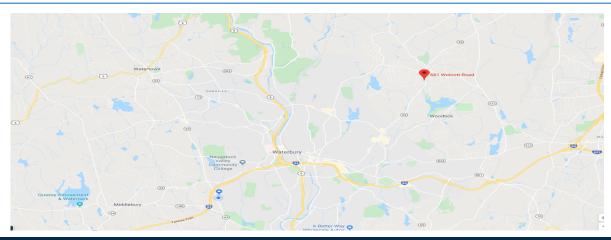
	As of 11/2019					
Income	\$	83,400.00				
Expenses	\$	34,833.00				
NO	Φ.	40 507 00				

	Breakout	Potential
Combined Leases	\$ 83,400.00	\$ 119,400.00
Minus Expenses	\$ (34,833.00)	\$ (34,833.00)
Net Operating In- come	\$48,567.00	\$ 84,567.00

# PROPERTY DATA FORM

PROPERTY ADDRESS 681 Wolcott Rd
CITY, STATE Wolcott, CT 06716

<b>BUILDING INFO</b>	Front	Back	MECHANICAL EQ	UIP. Front	Back
Total S/F	16,500		Air Conditioning	Office only	None
Number of floors	1	2	Sprinkler / Type	None	None
Avail S/F	5,759	12,000	Type of Heat	2 Brand New Gas H/A	*H/A
Ceiling Height	18'	16'	OTHER		*Each Unit
Roof	Asphalt		Acres	1.38	
Date Built	1981	1985	Zoning	Commercial/ Industrial	
Drive in Doors	2 - 12'	7- 10-12'	Parking	Ample	
			State Route	Route 8/4	
			TAXES		
UTILITIES			Assessment	\$432,510.00	
Tenant to Verify			Appraisal	\$617,870.00	
Sewer	City		Mill Rate	33.14	
Water	City/+Well		Taxes	\$14,333.00	
Gas	Gas Only	Oil/Gas	TERMS		
Electrical	220 Amps	220 *	Sale	\$675,000.00	
(880 Transformer for Both )		* Shared with All	Lease Front Buildin	ng \$3,000 Gross+ Utilities	
			Back Buildir	ng \$1,000 Gross + utilities	



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